

LAND FOR SALE



58.00 ACRES M/L

2645 290th Street Marshalltown, IA 50158

\$474,000



ERIC LONNEVIK

515-473-0278

Eric@PeoplesCompany.com



58.00 ACRES M/L



LISTING #13797

LAND FOR SALE



PROPERTY
Total: 58.00 Acres M/L
Cropland: 23.52 Acres M/L
CRP: 5.2 Acres M/L
CSR2: 63.5
Taxes: \$5,062

HOME
Bedrooms: 4
Bathrooms: 2.5
Garages: 2 Car Attached
Year Built: 1979
Living SF: 2,804
Basement SF: 1,642
Schools: Marshalltown



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58 acres m/l includes a 2,804 SF two-story home with 4 bedrooms and 2.5 bathrooms. Also included: 2 horse barns with 28 stalls totaling 11,160 SF, a washing station and indoor riding facility along with a 2,500 SF shed for storing hay or equipment. The land consists of a mix of pasture, row crop, and timber. The 23.52 cropland acres carry an average CSR2 of 63.5 and currently bring in \$4,310 per year from cash rent and CRP payments. The South Timber Creek flows through the entire property providing an excellent year-round water source and recreational component. This is an ideal setup for anyone wanting to get into the equine business!

FARM PROGRAM INFO

Cropland: 23.52 Acres
CRP Cropland: 5.2 Acres
Corn: 18.3 Base Acres
Farm is enrolled in ARC-CO.

DIRECTIONS

From Marshalltown, Iowa travel south on Hwy 14 approximately 7 miles to 290th St. Go east on 290th St for 1/4 mile. The entrance to the property is on the north side of 290th St. Look for Peoples Company signs.

LISTING AGENT



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For more information, maps and pictures, please visit our website and look up listing #13797
www.PeoplesCompany.com



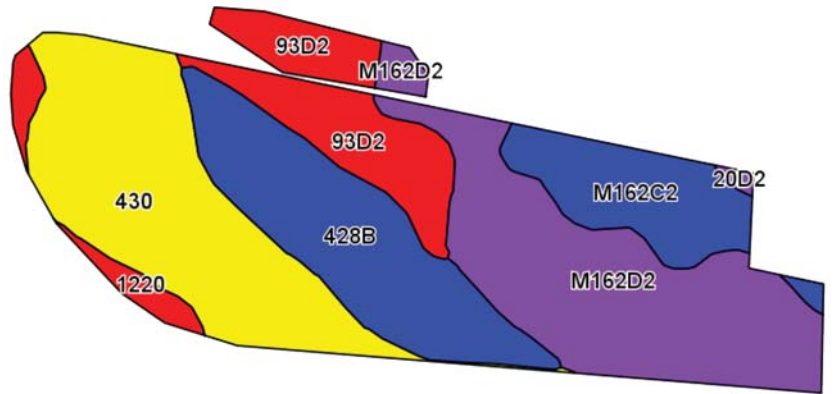
MARSHALL COUNTY



Property includes house, buildings and land located in Section 2 of Jefferson Township, Marshall County, Iowa (2-82N-18W) owned by Michael F. Moehrl Estate. Exact legal to be taken from abstract.

TILLABLE SOILS CSR2

Code	Soil Description	Acres	% of Field	CSR2 Legend	CSR2	CSR
M162D2	Downs silt loam	6.57	27.9%		57	
430	Ackmore silt loam	6.30	26.8%		64	83
428B	Ely silty clay loam	4.48	19.0%		88	88
93D2	Shelby-Adair complex	2.95	12.5%		38	25
M162C2	Downs silt loam	2.47	10.5%		82	
1220	Nodaway silt loam	0.68	2.9%		5	25
20D2	Killduff silty clay loam	0.07	0.3%		55	63
Weighted Average					63.5	



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PC PEOPLES
COMPANY
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